

092.0

0002

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

731,500 / 731,500

USE VALUE:

731,500 / 731,500

ASSESSED:

731,500 / 731,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		PHEASANT AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	CARLSON CHRISTOPHER & AMY
Owner 2:	
Owner 3:	

Street 1: 154 PHEASANT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: WILSON ALEXANDER B -

Owner 2: -

Street 1: 154 PHEASANT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 6,688 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6688		Sq. Ft.	Site		0	70.	0.93	5									434,448						434,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6688.000	297,100		434,400	731,500		59439
							GIS Ref
							GIS Ref
							Insp Date
							09/05/17

1 of 1 CARD ARLINGTON

APPRAISED: 731,500 / 731,500  
USE VALUE: 731,500 / 731,500  
ASSESSED: 731,500 / 731,500

!7503!

## USER DEFINED

Prior Id # 1:	59439
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:07:58
PRINT	
LAST REV	
DATE	TIME
05/24/18	08:48:57
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,000	0	6,688.	434,400	731,400	731,400	Year End Roll	12/18/2019
2019	101	FV	230,000	0	6,688.	440,700	670,700	670,700	Year End Roll	1/3/2019
2018	101	FV	230,000	0	6,688.	328,900	558,900	558,900	Year End Roll	12/20/2017
2017	101	FV	222,700	0	6,688.	297,900	520,600	520,600	Year End Roll	1/3/2017
2016	101	FV	222,700	0	6,688.	285,500	508,200	508,200	Year End	1/4/2016
2015	101	FV	218,300	0	6,688.	242,000	460,300	460,300	Year End Roll	12/11/2014
2014	101	FV	202,500	0	6,688.	229,600	432,100	432,100	Year End Roll	12/16/2013
2013	101	FV	202,500	0	6,688.	218,500	421,000	421,000		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON ALEXANDE	60368-22		10/31/2012		449,000	No	No		
WILSON ALEXANDE	10697-68		7/26/1999	Family		No	No	4	
	10697-68		11/23/1964			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2018	462	Porch	14,350	C				
11/1/2016	1329	Redo Bas	21,000	O				
8/23/2016	2073	Porch	5,400	C				
10/2/2013	1465	Redo Kit	23,630	C				
9/6/1994	460	Manual	1,425					ROOFING

## ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2017	Measured	DGM	D Mann
9/5/2017	Permit Visit	DGM	D Mann
9/5/2017	Left Notice	DGM	D Mann
5/13/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	163	PATRIOT
11/6/2000	Hearing N/C	201	PATRIOT
4/20/2000	Inspected	276	PATRIOT
1/26/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

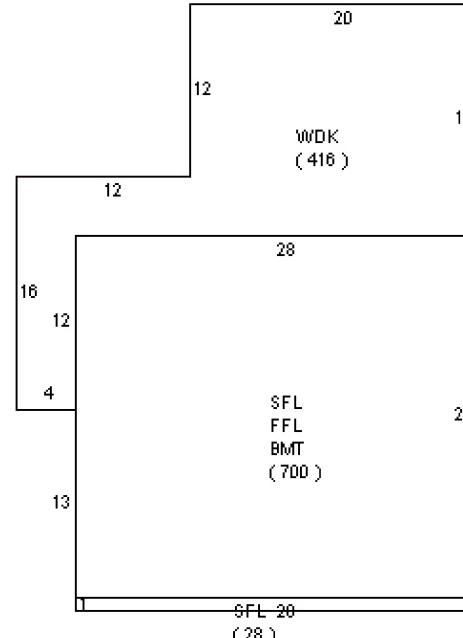
Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	2 - Clapboard	5%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

OF=SINK IN BMT.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1964
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	2 - Softwood
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

**CALC SUMMARY**

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj \$ / SQ:	184.072
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403605
Depreciation:	106552
Depreciated Total:	297053

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	184.07	
Special Features:	0	Val/Su Net:	116.78	
Final Total:	297100	Val/Su SzAd:	208.05	

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**PARCEL ID** 092.0-0002-0015.0

More: N

Total Yard Items:

Total Special Features:

Total:



**AssessPro** Patriot Properties, Inc